



GRASSROOTS
REALTY GROUP

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**26 Chaparral Valley Common SE
Calgary, Alberta**

MLS # A2275746



\$639,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,684 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY JANUARY 31ST FROM 12-3PM****Welcome to the best value Chaparral has to offer! As you step inside this well-maintained home, you're greeted by an abundance of natural light and brand new gleaming hardwood floors that flow across the open-concept main floor — perfect for family gatherings and entertaining. The freshly painted, bright white kitchen features quartz countertops, stainless steel appliances, and plenty of counter space for meal prep. The dining area opens onto a deck and fenced backyard — ideal for barbecues, playtime, or relaxing in the sunshine. Upstairs, features brand new carpet and a spacious bonus room provides the perfect spot for movie nights or a space to work from home. The primary bedroom includes a private ensuite and walk-in closet, while two additional bedrooms, a 4-piece bathroom, and a conveniently located laundry area complete the upper level. The newly developed basement offers even more room for your family to grow, with a comfortable guest bedroom and full bathroom. Additional features include central air conditioning and a single attached garage for added convenience. Located just minutes from schools, shopping, restaurants, and the Blue Devil Golf Course, with quick access to Stoney Trail, Macleod Trail, and Deerfoot Trail — this home offers everything you need in a family-friendly community.